



THE CITY OF SAN DIEGO

FEE SCHEDULE FOR CONSTRUCTION PERMITS

Single Family Dwelling/Duplex

CITY OF SAN DIEGO DEVELOPMENT SERVICES
1222 FIRST AVENUE, MS 301, SAN DIEGO, CA 92101

CALL (619) 446-5300 FOR APPOINTMENTS AND (619) 446-5000 FOR INFORMATION.

INFORMATION
BULLETIN

501a

AUGUST 2003

This Information Bulletin lists the fees collected by the City of San Diego for construction permits for single family dwellings and duplexes. For a complete fee schedule for all occupancy types, see Information Bulletin 501, Fee Schedule for Construction Permits - Structures. For production phase housing, see Information Bulletin 114, How to Obtain and Permit Residential Master Plans. Also listed are some, but not necessarily all, fees that may be required from agencies other than the City of San Diego.

The tables within this bulletin are designed to assist applicants in estimating construction permit fees. For project submittal requirements, see Land Development Manual Project Submittal Requirements, Section 2.

I. WHEN FEES ARE PAID

The fees associated with Building Permits may be collected during different points of the permitting process: at project submittal, during review, at permit issuance, and during inspection. There are also enhanced/optional services for which fees are collected. The following sections of this fee bulletin describe what fees are collected and when in the process they are collected. Payment may be made by cash, check, ATM card, Visa or Mastercard. Checks shall be in the exact amount, payable to the "City Treasurer." Fee estimates may be requested at any stage of the project. For assistance with a fee estimate, phone (619) 446-5300 to schedule an appointment.

II. SUBMITTAL FEES

The following fees are paid at the time the project is submitted for plan review.

A. General Plan Maintenance Fee

This fee is charged for submitted projects with plans and documents to be reviewed for compliance with the general plan or land development code provisions.

General Plan Maintenance Fee \$ 80

B. Mapping Fee

This fee is charged when there are plans, drawings, maps or other geographical documents utilized for project review.

Mapping Fee \$ 10

C. New Construction Plan Check

Plan check fees for new construction are based upon the occupancy type, and the proposed square footage. This information is taken from the plans at project submittal in order to calculate the plan check fees. The information is then verified during project review and

Documents referenced in this Information Bulletin

- Land Development Manual, Project Submittal Requirements
- Information Bulletin 572, "Landscape Architects Conformance Program"
- Information Bulletin 103, "Fee Schedule and Worksheet for Mechanical, Plumbing/Gas, Electrical"
- Information Bulletin 710, "Permit Instructions, Procedures for Building Demolition/Removal"
- Information Bulletin 120, "How to Obtain Project Inspections"
- Information Bulletin 108, "Requirements for Development Fee Deferrals"
- Information Bulletin 101, "Building Valuation Schedule"
- Information Bulletin 501, "Fee Schedule for Construction Permits - Structures"
- Information Bulletin 114, How to Obtain and Permit Residential Master Plans

updated as appropriate. Changes made during project review may result in additional plan check fees which may require payment prior to subsequent reviews.

Occupancy Type	Project Sq. Ft.	Base Fee	Plus Increment ¹
SFD/Duplex, Addition		See Table 501A	
SFD/Duplex, Custom	1,000	\$1,113.47	\$60.51
	1,500	\$1,416.04	\$63.26
	2,000	\$1,732.36	\$33.01
	3,000	\$2,062.43	\$46.76
SFD/Duplex, Model	1,000	\$632.12	\$13.75
	1,500	\$700.88	\$27.51
	2,000	\$838.41	\$27.51
	3,000	\$1,113.47	\$20.63
Manufactured Housing	1,000	\$575.44	\$44.18
	2,000	\$1,017.20	\$35.90
	4,000	\$1,735.11	\$27.23

¹Per each additional 100 square feet or fraction thereof.

D. Miscellaneous Items Plan Check

Table 501A lists the fees for miscellaneous items, such as additions to single dwelling units and duplexes, accessory structures (retaining walls, fence, garage), fireplaces, etc. These items can be stand alone,

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grouped with other items, or added to any new building or structure. For example, if a proposed single family dwelling has a fireplace, the fees would be assessed for the dwelling and for the fireplace.

E. Land Development Review

The following plan check fees will be assessed for projects with prior development permits.

Permit/Approval	Initial Review	Subsequent Review
Multiple Dwelling Units	\$660	\$440
Single Dwelling Unit	\$440	\$220
Long Term Permit Monitoring	\$1,100	N/A
Storm Water Plan Check	\$260	N/A

F. Landscape Review

The following plan check fees will be assessed when the project includes a plan review for landscape.

Permit/Approval	Initial Review	Subsequent Review
Sites 1 Acre and larger	\$660	\$440
Sites < 1 Acre	\$440	\$220
Self Certification ¹	\$520	N/A

¹This is an optional service permitted for certain projects types. See Information Bulletin 572, "Landscape Architects Conformance Program" or phone (619) 446-5317 for more information.

III. ISSUANCE FEES

The following fees are collected at the time of permit issuance.

A. Permit Issuance Fee

This fee is charged for all projects at the time of permit issuance.

Permit Issuance Fee (with plans)	\$ 40
Permit Issuance Fee (without plans)	\$20

B. Building Permit Fee

The permit fees for new construction are based upon the type of construction and the proposed square footage.

Occupancy Type	Project Sq. Ft.	Base Fee	Plus Increment ¹
SFD/Duplex, Addition		See Table 501A	
SFD/Duplex, Custom	1,000	\$749.95	\$62.50
	1,500	\$1,062.43	\$37.50
	2,000	\$1,249.92	\$37.50
	3,000	\$1,624.90	\$6.25
SFD/Duplex, Model	1,000	\$446.40	\$35.71
	1,500	\$624.96	\$17.86
	2,000	\$714.24	\$13.39
	3,000	\$848.16	\$6.70
Manufactured Housing	1,000	\$334.80	\$4.02
	2,000	\$374.98	\$2.08
	4,000	\$416.64	\$4.17

¹Per each additional 100 square feet or fraction thereof.

C. Fire Plan Check & Inspection

Fire plan check and inspection fees are paid at permit issuance and are contained in Table 501B. For more information call the Fire Plan Review Section at (619) 446-5440.

D. State of California

The State of California charges 10 cents per \$1,000 estimated valuation on all permits for construction of single- or multifamily structures one- or two-stories high. For valuation determination, see Information Bulletin 101, "Building Valuation Schedule."

E. County Water Authority

The San Diego County Water Authority is a separate agency from the City of San Diego which supplies raw water to the region. They may charge a capacity fee when a new water meter is installed. This fee is based upon the size of the water meter. A fee schedule is available at the Development Services Center, third floor, or on their web site at www.sdcwa.org.

If a San Diego County Water Authority fee is required, proof of payment must be shown prior to building permit issuance. This fee may be paid directly to the County Water Authority or through the Development Services Department. A \$10 check handling fee will be charged for each County Water Authority capacity fee collected by the Development Services Department.

F. School Fees

A school fee may be assessed by the local school district(s) for new construction. Contact the appropriate school district(s) within the project area for the current fees and where to pay. If a school fee is required, proof of payment must be shown prior to building permit issuance. With the exception of the San Diego Unified School District, this fee is paid directly to the school district(s). School fees within the San Diego Unified School District may be paid at their offices or at the Development Services Department. A \$10 check handling fee will be charged for each school fee collected by the Development Services Department.

G. Development Fees

The Facilities Financing Section of the Planning Department collects certain fees as part of land development within the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities. Applicant's usually pay one or the other (FBA or DIF), not both. In some cases, these fees may be deferred, see Information Bulletin 108, "Requirements for Development Fee Deferrals."

A Special Park Fee may be required for all new units constructed within certain communities.

Development fees are paid at permit issuance. The current Facilities Benefit Assessment and Development Impact Fees Schedule is available at www.sandiego.gov/planning or at the Development Services Center. For information call Facilities Financing at (619) 533-3670.

H. Water & Sewer Plan Check Fees

Development Services assesses a water and sewer plan check fee when a water and sewer review of any type is performed. The fee is based upon a combination of the number of Equivalent Dwelling Units (EDU) being reviewed and whether or not a change is being made to a meter. The plan check fee is based per meter and is charged for both irrigation as well as domestic meters. For the purposes of assessing these fees, 20 fixture units are given a value of 1 EDU. The plan check fees are charged at permit issuance as follows:

Item	Fee
1 - 2.9 EDUs	\$150 per meter
No meter change & up to 1 EDU	\$ 80 per meter
Meter change & up to 2.9 EDU	\$150 per meter
Cross Connection Controls	\$40 per installation

I. Water and Sewer Capacity Fees

Water and Sewer capacity fees associated with new construction are determined during the building permit plan review process. A capacity charge is collected for the maintenance/operation of present water and sewer facilities, as well as future expansion. Water and sewer capacity charges are calculated by Equivalent Dwelling Unit (EDU), and are collected at building permit issuance. Capacity fees can be deferred. For further information, see Information Bulletin 108, "Requirements for Development Fee Deferrals." See Table 501C for a list of water and sewer capacity fees.

J. Water and Sewer Installation Fees

Water and sewer service installation fees associated with new construction are determined during the building permit plan review process. Table 501C lists fees for water and sewer services, including potable and reclaimed water for the City of San Diego. A Water Meter Data Card is used to determine the correct size required for water meter, service and sewer lateral. Water Meter Data Cards are available at the Development Services Center. All water and sewer costs associated with construction will be assessed at the time of building permit issuance.

K. Relocation Permit Fees

The fee for a relocation permit is 20 percent of the fee of a new structure of similar type and occupancy.

IV. ENHANCED/OPTIONAL SERVICES

A. Express Plan Check Fees

When available, a reduced review period can be accomplished by paying Express Plan Check fees, at \$1,000 plus 1.5 times regular plan check fee or 1.5 times the hourly rate, when applicable.

B. Request for Alternate Methods/Materials

Alternate Methods:

Category 1 (repeats and minimal complexity)	\$1,160
Category 2 (complex or 2 issues)	\$2,450
Category 3* (highly complex or 3 issues or more)	\$2,500

*Category 3 requires a deposit into a trust fund account.

Alternate Materials:

Alternate Materials Application Review	\$300
Alternate Materials Research (per hour)	\$130

Board of Appeals Hearing (each) \$1,350

C. Enhanced Inspection Services

See Information Bulletin 120, "How to Obtain Project Inspections."

V. OTHER FEES

A. Plan Recheck Fees

If plans are changed after final approval and permit issuance, and must be rechecked, a nonrefundable recheck fee must be paid.

B. Expired Permit Replacement

The fee for replacing an expired permit is the cost of the full permit fees on the remaining work. See the appropriate fee schedule for the proper amount.

C. Services Not Covered Above

Building Development Review rechecks, supplemental plan checks and other services not covered by standard fees \$130 per hour.

Project Management Services not covered by standard fees \$130 per hour.

Land Development Review services not covered by standard fees \$110 per hour.

Information and Application Services not covered by standard fees \$75 per hour.

D. Work Done Without a Permit

Work done without a permit will be assessed regular plan check fees and double building permit fees.

VI. DEMOLITION, REMOVAL PERMIT FEES

See Information Bulletin 710, Permit Instructions, Procedures for Building Demolition/Removal.

Table 501A-Miscellaneous Items Fee Schedule

Work Item	Fee	Work Item	Fee
Antenna , each	\$650	Roof Structure Replacement With or Without Calcs	
Antenna-Cellular/Mobile Phone , each	\$580	up to 300 s.f.	\$200
Awning or Canopy (supported by building) , each	\$340	Additional roof structure replacement, each 100 s.f.	\$15
Carport-Standard , each	\$280	Remodel (Residential)	
Carport-With Calcs , each	\$480	up to 100 s.f.	\$170
Fence or Freestanding Wall (non-masonry)		Additional remodel, each 100 s.f.	\$90
up to 200 l.f.	\$320	Room Addition (Residential)	
Additional Fence or Freestanding Wall, each 100 l.f.	\$20	up to 100 s.f.	\$260
Fence or Freestanding Wall		Additional room addition, each 100 s.f.	\$150
Masonry, City Standard up to 100 l.f.	\$370	Sauna - Steam , each	\$450
Masonry, Special Design, up to 100 l.f.	\$570	Skylight	
Add'l Fence or Wall, Masonry, each 100 l.f.	\$20	Less than 10 s.f., each	\$150
Fireplace		Greater than 10 s.f. or structural, each	\$260
Masonry, Standard, each	\$330	Spa or Hot Tub (Pre-fabricated) , each	\$330
Masonry, Special Design, each	\$590	Stairs	
Pre-Fabricated / Metal, each	\$250	first flight	\$240
Garage		Each additional flight, per flight	\$100
Wood frame, each 1000 s.f.	\$610	Stucco and Siding, Stone or Brick Veneer application	
Masonry, each 1000 s.f.	\$980	up to 400 s.f.	\$210
Lighting Pole/Flagpole		Additional application, each 100 s.f.	\$10
First pole	\$500	Swimming Pool / Spa	
Each Additional pole	\$240	Vinyl-lined/Fiberglass, each	\$630
Partition - Residential, Interior		Gunitite - Custom and to establish master, each	\$1,020
up to 50 l.f.	\$200	Master Plan Production Unit, each	\$510
Additional partition, each 20 l.f.	\$15	Window/Door (including Sliding Glass)	
Patio Cover/Covered Porch, Trellis, Decks, Greenhouse, Balcony-With or Without Calcs		New (non structural), each	\$130
up to 200 s.f.	\$210	Closing of existing door/window opening, each	\$230
Additional patio cover/covered porch, trellis, deck, greenhouse, balcony, each add'l 100 s.f.	\$40	Replacement, first one	\$160
Pile Foundation-Any Material		New window (structural shear wall/masonry), first one	\$440
First 10 piles, up to 10	\$650	Bay Window (structural), first one	\$590
Additional piles, each	\$24	Additional door/window, each	\$80
Retaining Wall-any material			
Standard, up to 100 l.f.	\$340		
Special Design, up to 100 l.f.	\$670		
Additional retaining wall, each 100 l.f.	\$40		

Table 501B/Fire Plan Check & Inspection

Miscellaneous Items

Work Item	Fee	Work Item	Fee
Fire Sprinkler Systems - Retrofit:		REQUEST FOR ALTERNATE METHODS AND MATERIALS	
1-50 Heads, per group	\$450	Request for Alternate Methods:	
51-100 Heads, per group	\$630	Category 1 (repeats and minimal complexity) -	
101-200 Heads, per group	\$810	Primary, each	\$360
Every 200 Heads above 200, per group	\$270	Category 1 - Assist, each	\$180
Fire Alarm System - Retrofit:		Category 2 (complex or 2 issues) - Primary, each	\$540
1-50 Devices, per group	\$540	Category 2 - Assist, each	\$270
51-100 Devices, per group	\$810	Category 3 (highly complex or 3+ issues) - Primary, each	\$900
Every 50 Devices above 100, per group	\$270	Category 3 - Assist, each	\$450
High Rise, per floor	\$720	Research of Alternate Materials	
Sprinkler Monitoring System	each	Request to Use Alternate Materials	
\$320		Application Review, each	\$300
Stand Alone Fire Fees:		Alternate Materials Research	
Hydrants/Underground Fire Service Plan Check, each	\$360	(in addition to flat fee), per hour	\$90
Hydrant Flow Test (existing hydrants), each	\$360	Board of Appeals, per hour	\$90
Fire Plans Officer Review, each	\$270	5-Year Certification, per hour	\$90
Reinspection Fee, per hour	\$90	Service Required in Excess of Standard, per hour	\$90
Board of Appeals, each	\$90		
Emergency Call-Out (Non-Scheduled), 4 Hours	\$540		
After Hours Call-Out (Scheduled), 2 Hours	\$270		

Table 501C/Water & Sewer Fees

I. WATER AND SEWER CAPACITY FEES

A capacity charge is collected for the maintenance/operation of present water and sewer facilities, as well as future expansion. Water and sewer capacity charges are calculated by Equivalent Dwelling Unit (EDU), and are collected at building permit issuance.

Water Capacity Charge (per EDU)	\$2,500
Sewer Capacity Charge (per EDU)	\$2,500

Generally, Equivalent Dwelling Units are calculated as follows. For clarification or for facilities not listed, phone (619) 446-5000. Capacity charges are more particularly described in the Water Department Instruction 55.30, "Water and Sewer Capacity Charges." Copies are available upon request.

A. Residential

Single family dwellings	1 EDU
Mobile homes	1 EDU
Guest Houses (w/partial kitchen)	½ EDU
Multiple Living Units (where each unit has its own separate meter)	1 EDU

For multiple living units using a common water meter, a density break is given. Phone (619) 446-5000 for more information.

B. Combined Commercial and Domestic Facilities

Commercial and residential units sharing a common water meter will be charged one EDU for each twenty fixture units or fraction thereof, plus any other applicable capacity charges.

C. Reimbursement Fees

In certain areas developers have agreed to install public water and/or sewer facilities for future use. An arrangement is made between the City and the Developer to collect the costs of these improvements from benefitting builders. Reimbursement fees are due at the time the water meter and/or sewer connection fees are paid (typically when the building permit fees are paid). To determine if a particular lot is subject to these reimbursement fees and fee amounts, please visit the Development Services Center or phone (619) 533-5142 for water and (619) 533-4258 for wastewater.

D. Irrigation Meters

Sewer capacity is not collected on irrigation meters. The water capacity charge is based upon meter size, as follows:

Meter Size	EDU
1" x 3/4"	1
1"	2
1 1/2"	6
2"	8
2-2" manifolded or 3"	32
4"	88

II. WATER INSTALLATION FEES

Water Meter, Installed by Water Department:

3/4" meter	\$91
3/4" meter, each additional trip	\$37
1" x 3/4" meter	\$99
1" x 3/4" meter, each additional trip	\$37
1" meter	\$118
1" meter, each additional trip	\$38
1½" meter	\$388
1½" meter, each additional trip	\$141
2" meter	\$558
2" meter, each additional trip	\$141
2-2" meter	\$987
2-2" meter, each additional trip	\$282
Others not listed	Special Estimate

Water Meter Credit When Upgrading Existing Water Meters

5/8" or 3/4"	\$35 credit
1 x 3/4"	\$32 credit
1"	\$48 credit
1½"	\$135 credit
2"	\$185 credit

Water Meter Reductions, Installed by Water Department:

1" x 3/4" meter on 1" service	\$190
1" x 3/4" meter on 2" service	\$223
1" meter on 2" service	\$251
1½" meter on 2" service	\$423

Water Service & Meter (40' length maximum), Installed by Water Department

The Water Department will install a water service from the main to the property line along with a water meter and a meter box. Water meters will not be located in a driveway and the service must be perpendicular to the main.

1" service with 1 x 3/4" meter	\$2,389
1" service with 1" meter	\$2,478
2" service with 1½" meter	\$2,782
2" service with 2" meter	\$2,866
2-2" services with 2-2" meters manifolded	\$4,561

Water Services Over 40' in Length, installed by Water Department

1"	Add \$57/ft.
2"	Add \$61/ft.
2-2" (manifold use only)	Add \$80/ft.

Water Services Only (No Meter Box), installed by Water Department

1"	\$2,267
2"	\$2,453
2-2"	\$3,183

Backflow Protection, installed by Water Department

Certain businesses and water meters require the installation of backflow protection. For more information, please call (619) 446-5000.

1"	\$817
2"	\$1,008
2-2" (double installation)	\$1,960

Table 501C/Water & Sewer Fees

Water Service Disconnections, by Water Department

3/4" to 2"	\$894
2 + services disconnected at the same time (each)	\$481
3" or larger	special estimate
new water service to be installed within	
30" of the existing service	no charge

Water Service Disconnections, by Contractor or Owner

Inspection Fee	\$141
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Water Services, by Contractor or Owner

Although services may be installed by contractors or owner-builders, only the Water Department may tap into a public water main. A permit is required for such work in the public right-of-way. For more information refer to Information Bulletin 166 "How to Obtain a Permit for Water, Sewer or Fire Service." All wet tap requests are checked by the Water Department. Size on size taps are not permitted. Taps may be purchased at the following cost:

Service Size	First Tap	Each Additional Tap
1"	\$141	\$70
2"	\$141	\$70
4" to 12"	\$282	\$141

III. SEWER INSTALLATION FEES

Sewer Lateral, 40-foot length, 2-5' depth, Installed by Metropolitan Wastewater Department

4" street connection	\$1,670
6" street connection	\$2,735
4" alley connection	\$1,210
6" alley connection	\$1,960

Portion of Sewer Lateral Exceeding 40-feet

4"	\$36/ft.
6"	\$60/ft.

Portion of Sewer Lateral Exceeding 5' Depth at the Property Line

5-8 feet	Add 30%
9-11 feet	Add 60%
Over 11 feet	Add 100%

Sewer Lateral Exceeding 11' Depth at the Main Add 30%

Sewer Lateral, by Contractor or Owner

Sewer laterals may be installed by contractor or owner-builders.

New 4", 6", or 8" (Easement, Token or Encroachment)	\$25
Existing 4", 6" or 8"	\$15*

*Existing sewer laterals that have never been used must be inspected by the Metropolitan Wastewater Department at the property connection point.